

**City of Fayetteville**  
**Mayor and City Council Called Meeting**  
**Minutes**  
**March 29, 2016**

**Call to Order**

The Mayor and City Council of Fayetteville met in regular session on March 29, 2016 at 6:00 p.m. in the Council Chambers at City Hall. Mayor Edward Johnson called the meeting to order, followed by Opening Prayer and led those attending in the Pledge of Allegiance to the Flag. Council members present were: Harlan Shirley, Kathaleen Brewer, Paul Oddo, Scott Stacy, and James Williams. Staff members present were City Manager Ray Gibson and City Clerk Anne Barksdale.

Motion to amend agenda to delete Executive Session Item #3 - PD Department Assessment: Mr. Frank Rotondo, Executive Director of GA Association Chiefs of Police and enter as Regular Agenda item #3 – Williams, Second – Brewer. Motion carried 3-2; For – Williams & Brewer; Against – Stacy, Oddo, Shirley.

Motion to table Executive Session to future meeting in order to get clarification from City Attorney on Executive Session question – Shirley, Second – Oddo. Motion died for lack of vote.

Motion to Approve Agenda with addition of Executive Session added back as Regular Agenda item #3 – Stacy, Second – Brewer. Motion carried 4-1; For – Stacy, Brewer, Oddo, Williams, Against – Shirley.

**New Business:**

Mayor Johnson called Consider Resolution R-4-16 – Council Appointments for SPLOST Citizen Advisory Committee.

Ray Gibson, City Manager stated, as discussed in our Council Work Session March 3<sup>rd</sup>, we would like to form a “*SPLOST Citizen Advisory Committee*” made up two Council Members, one City resident chosen by the Mayor and each Council member, and myself as the Committee Facilitator. Each appointment will be required to be supported by the majority of the City Council.

The following is a brief overview of the importance of the committee and their overall objectives:

The City of Fayetteville has many infrastructure challenges that need to be addressed with limited funds to do so. As a result, City staff have prepared a list of projects that could be considered if the County was to move forward with the SPLOST ballot in November of 2016. It is also important that other funding sources (millage increase, rate increases, grants etc.) are considered and discussed so that the City has a proactive plan moving forward. There has been an abbreviated list of projects presented to the Mayor and Council that shows infrastructure improvements totaling approximately \$30,000,000.00. The reality is that we have a project list currently that well exceeds this \$30,000,000.00 figure, but again everyone will have their own opinion as to what is important for the City of Fayetteville.

Due to limited funding and time constraints, any list of projects will need to be vetted and prioritized. To this end, the objective of the “*SPLOST Citizen Advisory Committee*” will be to assess each project on the current list and debate its importance for the community as a whole. There may also be new projects brought up by the committee that are not currently shown on the list of projects. The committees’ main objectives are as follows:

- Vetting and prioritizing the community project list dated January 19, 2016; and,
- Identifying funding sources to complete projects. (millage increase, grants, SPLOST, etc.); and,
- Presenting a consensus based prioritized project list to City Council for consideration and approval; and,
- Providing a project list for the SPLOST ballot initiative.

He added, the first meeting of the committee will take place on Monday, April 11<sup>th</sup> at 6:00 PM at City Hall. The Committee Members to be approved via Resolution R-4-16 are as follows:

#### **SPLOST CITIZEN ADVISORY COMMITTEE**

**Ray Gibson, City Manager:** Facilitator

**Harlan Shirley, City Council Member:** Council Appointment

**Paul Oddo, City Council Member:** Council Appointment

**Rick Jones, City Resident:** Appointed by Scott Stacy

**Lauren Panter, City Resident:** Appointed by Harlan Shirley

**Sandi Schofield, City Resident:** Appointed by Kathaleen Brewer

**Mickey Edwards, City Resident:** Appointed by Paul Oddo

**Rich Hoffman, City Resident:** Appointed by Jim Williams

**Kelly Brown, City Resident:** Appointed by Ed Johnson

Shirley moved to approve Resolution R-4-16 – Council Appointments for SPLOST Citizen Advisory Committee. Stacy seconded the motion. Motion carried unanimously.

Mayor Johnson called Consider Resolution R-6-16 – Approval of Market Analysis for Downtown Master Plan.

Ray Gibson, City Manager stated, in June of 2015 the City began the process of creating a Downtown Master Plan, and in doing so hired the services of Foley Design Group. The intent of the planning process was to define the roadway system and land uses make-up of the downtown and to define the necessary participation of the City of Fayetteville and Fayette County in redeveloping the downtown area. The process, which is ongoing, has combined previous development studies and development design and input by the City and its stakeholders to help define a plan for traffic and pedestrian circulation that would be best suited for the downtown.

He explained, in moving towards the completion of the master planning process it was important that a second study, regarding market analysis, be completed in order to gain an understanding of the market potential and opportunities for a number of land uses that represent candidates for development, including:

- Retail and dining
- Rental apartments
- Office to include medical office
- For-sale small lot single-family detached and condominiums

As a result, the City is recommending the services of Noell Consulting Group out of Atlanta to conduct the market analysis for a fee not to exceed \$24,500.00. As part of this project the staff of Noell will conduct an independent assessment of the greater Fayetteville-area market, placing the Downtown in the context of larger market trends and conditions, and to identify the most appropriate development program for Downtown; one that maximizes potential market appeal as well as value over time. In doing so, they will answer the four questions identified above, and provide a set of recommendations that address:

- Level and timing of the opportunity
- Supportable commercial SF/acres and number of residential units/acres;
- Achievable rents/prices by use and or residential unit type;
- Overall community amenities; and
- Target market audiences by product type;
- Mix of tenant types and/or residential units and unit sizes;
- Achievable levels of absorption and lease-up;
- Other marketing and design considerations impacting opportunities for success;

Mr. Gibson said, given the time constraints regarding the completion of the Downtown Master Plan, the Staff is utilizing the professional services clause of the purchasing procedures in order to get the

process moving forward. Noell Consulting Group was also chosen because of their work on the Pinewood Forrest project and the fact they have already collected some of the important data for the area.

Williams moved to approve Resolution R-6-16 – Approval of Market Analysis for Downtown Master Plan in the amount of \$24,500.00 Stacy seconded the motion. Motion carried unanimously.

Mayor Johnson called for review of Police Department Assessment, stating Council, Staff, and the public interested in attending would move to the large conference room where the presentation was set up.

Mr. Frank Rotondo, Executive Director of GA Association Chiefs of Police presented the report in detail, stating overall the Fayetteville Police Department scored extremely well. He gave a plan of action for PD to prioritize and complete the recommendations; many of which have already been corrected or changed.

Shirley moved to adjourn the meeting. Oddo seconded the motion. The motion carried unanimously.

Respectfully submitted,

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Anne Barksdale, City Clerk